



Veterans Affairs (VA)

Credit Requirements	Minimum 580 FICO for all borrowers. Manual underwrites not permitted with < 640 scores.
Loan Purpose	Purchase, Rate/Term Refinance (considered as Cash Out), Cash Out Refinance, IRRRL
Loan Amount	Maximum \$453,100 (including VA Funding Fee) The total loan amount, including the VA Funding Fee, may never exceed the maximum VA County Loan Limit.
Loan Terms	Fixed Rate: 15 year, 20 year, 25 year, 30 year ARM: 3/1 and 5/1 Hybrid (30 year amortization)
LTV	Purchase Transactions Maximum 100% LTV/CLTV (calculated on base mortgage amount, exclusive of Funding Fee, subject to veteran's available entitlement). Cash Out Refinance Maximum 100% LTV/CLTV (calculated on base mortgage amount, exclusive of Funding Fee, subject to veteran's available entitlement). LTVs > 90% carry additional restrictions - see guides
Appraisals	VA appraisals are ordered through VA's web portal, WebLGY
Property Types	Eligible: SFR // 2-4 Unit (veteran must occupy one of the units) // PUDs // Townhome/Rowhome // Condos (must be approved by VA, no exceptions) // Modular homes (must be "off frame" or "off chassis") // Log, Dome, Berm homes; Pier foundations; Auxiliary/Accessory dwelling units; Homes with extreme functional obsolescence (i.e. one bedroom): must be common and typical for the area with like comps See guidelines for complete list of ineligible property types
Occupancy	Owner-occupied, primary residence only Acceptable scenarios for meeting owner occupancy status: <ul style="list-style-type: none"> ● The spouse may certify occupancy if the veteran is on active duty ● Single or married service members deployed from their permanent duty station are considered to be in a temporary duty status and are able to certify intent to occupy
Borrowers	Owner-occupied only. Non-occupant coborrowers not permitted. Eligibility for the VA home loan benefit can only be determined by VA and must be evidenced by a VA Certificate of Eligibility (COE). VA loans are generally made only to a veteran and their spouse (if married). *See guidelines for further detail
Qualifying Ratios	The VA qualifies the veteran borrower on a single ratio (no housing ratio), as well as residual income. Loans not approved through DU must have a maximum 41% debt-to-income ratio (DTI), unless significant compensating factors are present.
Gift Funds	An outright gift for the borrower's investment into the transaction is acceptable if the donor is a relative, the borrower's employer, or a close friend with a documented interest in the borrower. Evidence of relationship must be acceptably documented. Cash gifts are not allowed.
Funding Fee	See guidelines for Funding Fee chart
Escrow Waiver	Not permitted.
Underwriting	DO/DU Findings reflecting Approve/Eligible or Refer/Eligible (manual underwrite) are acceptable
Seller Concession / Contribution	Maximum seller concession is 4%. However, normal discount points and payment of the buyer's closing costs are not considered in the total concessions when determining the 4% limit. Total seller contributions cannot exceed 6%.

FOR FURTHER DETAILS, PLEASE REFER TO VA GUIDELINES